

CITY OF NIAGARA FALLS

By-law No. 2024-xx

A by-law to provide for the adoption of Amendment No. XXX to the City of Niagara Falls Official Plan.

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS, IN ACCORDANCE WITH THE PLANNING ACT, 1990, AND THE REGIONAL MUNICIPALITY OF NIAGARA ACT, HEREBY ENACT AS FOLLOWS:

1. The attached text and map constituting Amendment No. X to the City of Niagara Falls Official Plan is hereby adopted.

Passed this ---- day of ----, 2024.

City Clerk

Mayor

First reading: X

Second reading x

Third reading x

PART 2 - BODY OF AMENDMENT

All of this part of the document entitled PART 2 - BODY OF THE AMENDMENT, consisting of the following text, constitute Amendment No. XXX to the Official Plan of the City of Niagara Falls.

DETAILS OF THE AMENDMENT

The Official Plan of the City of Niagara Falls is hereby amended as follows:

2. MAP CHANGE

The referenced "Subject Property" shown on the map attached hereto, entitled Map 1 to Official Plan Amendment No. xxx," shall be identified as "Subject to Policy 4.6.11(x)," on Figure 4 of PART 2, SECTION 4 - TOURIST COMMERCIAL of the Official Plan.

3. TEXT CHANGE

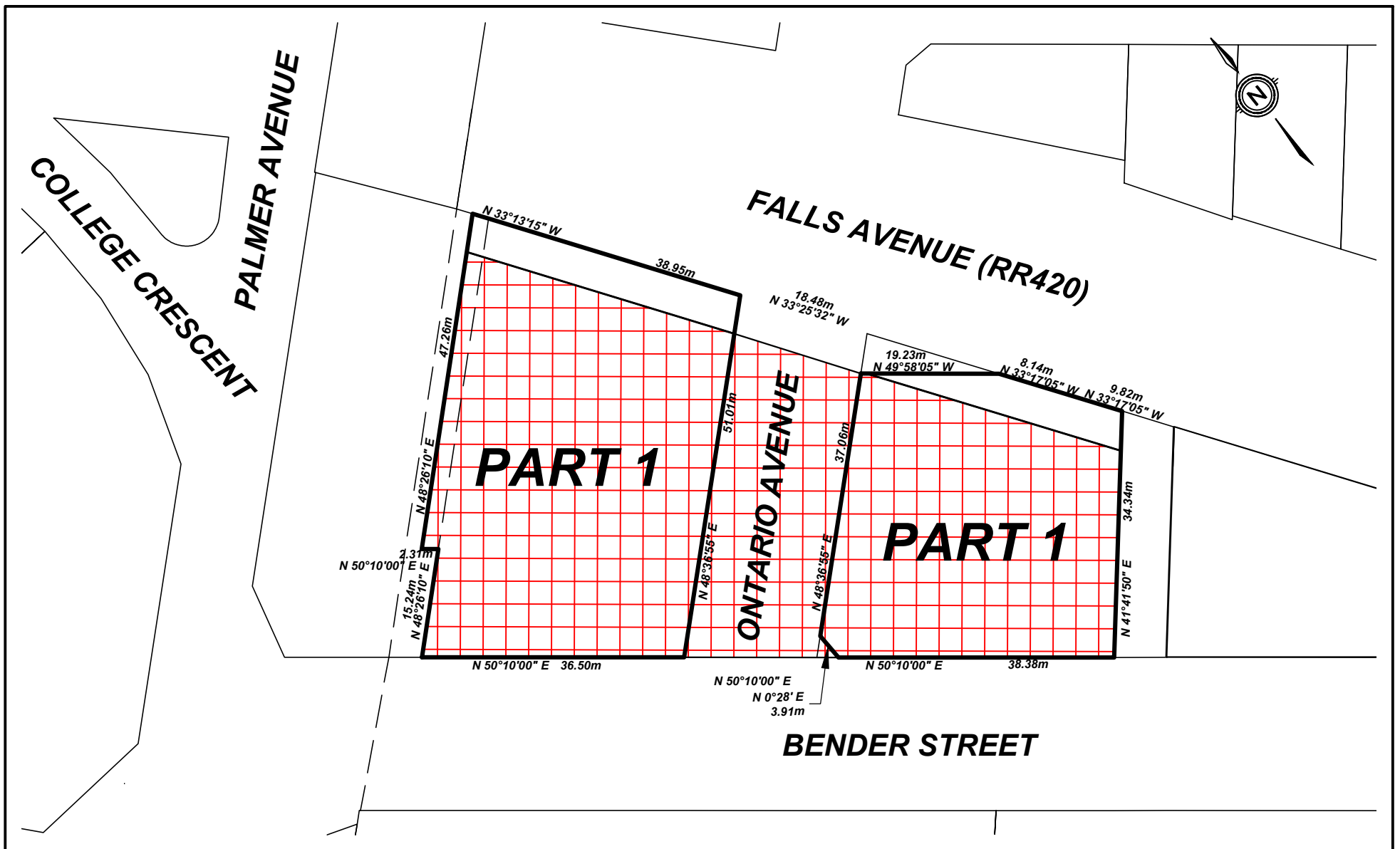
PART 2, SECTION 4 - TOURIST COMMERCIAL, is hereby amended by adding the following new subsection:

4.6.11 (x) Notwithstanding the policies of PART 2, section 4.4.3, and further to the policies of PART 2, Section 4.4.4 and PART 4, Section 4.5.1, that the development of a seventeen-storey building be permitted on the lands bounded by Palmer Avenue, Bender Street and Falls Avenue, as shown on Map 1 to this amendment.

MAP 1 TO AEMDNEMNT NO. XXX

FIGURE 4, PART 2, SECTION 4 – TO THE OFFICAL PLAN.

(CITY TO PROVIDE UPDATED **Figure 4** MAP INDICATING SUBJECT LANDS WITH A HIGH HEIGHT CLASSIFICATION)



LEGEND



PART 1 - FROM TOURIST COMMERCIAL TO SITE SPECIFIC TOURIST COMMERCIAL

**BENDER STREET ATTRACTION
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. _____**

MAYOR: _____

CLERK: _____

